

SECTION 8. STANDARDS FOR EVALUATING CONDITIONAL USES, CHANGING ZONING DISTRICTS AND GRANTING VARIANCES

The following information may be used by the Planning and Zoning Committee, Town Board or Board of Adjustment prior to or during proceedings where conditional use permits, zoning district changes or variances are being considered. Conditions of approval can be attached by the Planning and Zoning Committee, Town Board or Board of Adjustment to address problems which are not direct conflicts of the interest of this Ordinance. The following guidelines are not all inclusive.

8.1 Site Design and Physical Characteristics

- (1) Existing topography, drainage patterns and vegetative cover and the suitability of the proposed use in this regard.
- (2) Availability of water, sewer, rail and other services and the utility requirements of the proposed site.
- (3) Where public sewers are not available, the percolation characteristics of the soil.
- (4) Adequacy of the proposed internal circulation system, including safety consideration.
- (5) Access to sites from the internal circulation system.
- (6) The costs of providing various public services.
- (7) Appearance--how the area will look?

8.2 Site Location Relative to the Public Road Network

- (1) Convenient access to a public road network--safety of access points.
- (2) Visibility from the proposed road and the need for visibility.
- (3) Location to provide access primarily by right-hand turning movements.

8.3 Land Use

- (1) Compatibility with existing or proposed uses in the area.
- (2) Relation to any existing land use plan.
- (3) Relation to existing or proposed development at nearby interchanges.

8.4 Traffic Generation

- (1) Amount of daily and peak-hour traffic to be generated, related to site size; traffic to be subclassified as to arterial, collector and local streets.

(2) Amount of traffic generated relative to existing land anticipated ultimate generated traffic in the area.

(3) Expected composition of site-generated traffic by vehicle types.

(4) Effect of site-generated traffic on the operation of the area.

(5) Safety and convenience to future users.

8.5 Community Effects

(1) Immediate and long-range tax base.

(2) Access to market or service area.

(3) Relation to scenic or recreation values.

(4) Relation to the public interest, the purpose and intent of this Ordinance, and substantial justice to all parties concerned.

(5) Compliance with the Town's Smart Growth Comprehensive Plan's Goals and Objectives.

8.6 Other Relevant Factors

(1) See Performance Standards in Section 13 of this Ordinance.

(2) Any other information which may be relevant to the specific request for conditional use permit, zoning district change or variance.